

**PLANNING AND REGULATORY COMMITTEE – 16 DECEMBER 2020
REPORT OF THE DIRECTOR OF PLACE**

A - PLANNING APPEAL DECISIONS

Appeal Decisions for P&R Report

1. Planning Application Number 20/P/0103/FUH

Site: 1 St Pauls Road, Weston-super-Mare

Description: Erection of a first floor extension with enclosed external staircase to flat roof detached garage to form home office and gym.

Recommendation: Refuse

Appeal Dismissed 9 Nov 2020

Type of appeal: Fast Track Appeal

Officer: Anna Hayes

Appellant: Mr & Mrs Lam

The main issue that was identified by the Planning Inspector was the effect of the proposed extension on the living conditions of nearby occupiers, with particular regard to light, outlook and privacy.

2. Planning Application Number 20/P/0444/FUL

Site: 69 Beach Road, Weston-super-Mare

Description: Creation of new vehicular access including partial demolition of front boundary wall and pier, and erection of new entrance pier. New hardstanding to front to create parking.

Recommendation: Refuse

Appeal Dismissed 19 Nov 2020

Type of appeal: Written Representation

Officer: Janet Jones

Appellant: Beach (WSM) Properties Ltd

The main issue that was identified by the Planning Inspector was the effect of the proposed development on the character and appearance of the surrounding area, with particular regard for the Great Weston Conservation Area.

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3. Planning Application Number 19/P/0261/LDE

Site: Land At Parsonage Lane, Winford

Description: Certificate of Lawfulness for the siting of a caravan on an agricultural smallholding for use ancillary to the operation of the holding and for the keeping of horses.

Recommendation: Refuse

Appeal Dismissed 24 Nov 2020

Type of appeal: Public Inquiry

Officer: Julie Walbridge

Appellant: Ms Devonald

An appeal under s195 of the Act against the refusal of a Lawful Development Certificate, the planning merits of the matter applied for do not fall to be considered. The decision will be based strictly on factual evidence, the history and planning status of the site in question and the application of relevant law or judicial authority to the circumstances of the case.

4. Planning Application Number 20/P/0967/FUH

Site: 9 Valley Road, Portishead

Description: Demolition of front porch and proposed construction of first floor extension above existing bungalow and conversion of attached single story garage with the construction of a first floor level above. Proposed erection of a detached double garage within the front curtilage.

Recommendation: Refuse

Appeal Dismissed 25 Nov 2020

Type of appeal: Fast Track Appeal

Officer: Anna Hayes

Appellant: Mr & Mrs Hill

The main issues that were identified by the Planning Inspector were 1) the effect of the proposed extension and garage on the character and appearance of the existing property and surrounding area; 2) the effect of the proposed extension on the living conditions of the occupants of No 7 and 9a Valley Road, with particular regard to outlook, light and privacy; and 3) the effect of the proposed development on highway safety.

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B – PLANNING APPEALS RECEIVED SINCE LAST COMMITTEE

1. Enforcement Notice Number 2017/0176

Site: Worships Farm, Row Of Ashes Lane, Redhill

Description: Without Planning Permission, (1) The creation of a new access (labelled A on the attached plan), (2) Without planning permission the conversion of the barn to holiday accommodation not in accordance with planning approval 14/P/0012/F.

Date of Appeal: 4 Nov 2020

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mr And Mrs Lane

2. Planning Application Number 18/P/5035/OUT

Site: Land Off Purn Way, Bleadon

Description: Outline application for the proposed erection of 14no. dwellings with matters of appearance, landscaping and scale reserved. for subsequent approval

Date of Appeal: 4 Nov 2020

Type of appeal: Written Representation

Case Officer: Lee Bowering

Appellant: Mr Andrew Mackenzie

3. Enforcement Notice Number 20/00063/COU

Site: Devils Elbow Farm, Hillend, Locking

Description: Without planning permission, the material change of use of the land from a mixed agricultural, equestrian, residential and the use of the land for B8 open storage.

Date of Appeal: 4 Nov 2020

Type of appeal: Written Representation

Case Officer: Karen Bartlett

Appellant: Mr J Reed

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4. Enforcement Notice Number 2017/0455

Site: Woodland Farm, Shiplate Slait, Mearcombe Lane, Bleadon

Description: Without planning permission, the material change of use of the land from former residential and agricultural use to residential use.

Date of Appeal: 5 Nov 2020

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mr K Perret

5. Planning Application Number 20/P/0056/FUL

Site: Land North Of Oakhill And Kewstoke Lodge, Front Street, Churchill

Description: Construction of single dwelling house and garage with associated access, parking and landscaping.

Date of Appeal: 6 Nov 2020

Type of appeal: Written Representation

Case Officer: Judith Porter

Appellant: Mr & Mrs Jonathan and Zena Tout

6. Enforcement Notice Number 2017/0455

Site: Woodland Farm, Shiplate Slait, Mearcombe Lane, Bleadon

Description: Without planning permission, the erection of buildings.

Date of Appeal: 9 Nov 2020

Type of appeal: Written Representation

Case Officer: Julie Walbridge

Appellant: Mr K Perret

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7. Planning Application Number 20/P/1034/FUH

Site: 48 Puttingthorpe Drive, Weston-super-Mare

Description: Retrospective replacement of hedge with erected fence around the back garden.

Date of Appeal: 10 Nov 2020

Type of appeal: Fast Track Appeal

Case Officer: John Grierson

Appellant: Mr Thomas Hooper

8. Planning Application Number 19/P/3076/CQA

Site: Barn 1, Rolstone Manor, West Rolstone Road, Hewish

Description: Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of replacement of existing clay pantile roof with metal roof; new timber cladding and insertion of windows and doors.

Date of Appeal: 11 Nov 2020

Type of appeal: Written Representation

Case Officer: Jessica Smith

Appellant: Mr P Jones

9. Planning Application Number 19/P/3074/CQA

Site: Barn 2, Rolstone Manor, West Rolstone Road, Hewish

Description: Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of new rooflights; new render and timber cladding; insertion of windows and doors and re-roofing of lean to.

Date of Appeal: 11 Nov 2020

Type of appeal: Written Representation

Case Officer: Jessica Smith

Appellant: Mr P Jones

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10. Planning Application Number 20/P/1154/OUT

Site: Land East Of Hillview, Greenhill Lane, Sandford

Description: Outline application for the erection of 1 No. dwelling with the formation of vehicular access (Appearance, landscaping, layout and scale reserved for subsequent approval.)

Date of Appeal: 30 Nov 2020

Type of appeal: Written Representation

Case Officer: Angela Norris

Appellant: Mr & Ms Peter and Donna Codman and Sweeting

C- INQUIRIES/HEARINGS DATES AND VENUES

1. Enforcement Notice Number 19/00095/UAW

Site: Land off Summer Lane, Banwell

Description: Without planning permission, the creation of a hardstanding and access track

Type of Appeal: Hearing, date and venue to be confirmed.

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

Planning Application Number 19/P/0314/FUL

Site: Land off Summer Lane, Banwell

Description: Use of land for the stationing of caravans for residential purposes as a single pitch gypsy/traveller site and the erection of a day room building ancillary to that use

Type of Appeal: Hearing, date and venue to be confirmed

Case Officer: Judith Porter

Appellant: Ms Kathleen Kiely

Enforcement Notice Number 20/00186/COU

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Site: Land off Summer Lane, Banwell

Description: Without planning permission, the material change of use of agricultural land to a use as a single pitch traveller site

Type of Appeal: Hearing, date and venue to be confirmed.

Case Officer: Chris Joannou

Appellant: Ms Kathleen Kiely

Summary Performance April 20 – March 21

Appeals received 47

Appeals decided 37

Appeals dismissed 29.5

Percentage dismissed of appeals decided 79.7

Appeals Allowed April 20 – March 21

Delegated Decision 7.5

Committee Decision 0

Costs awarded against the Council

Delegated Decision: none

Committee decision: none

Total: none

Costs awarded to the Council

Delegated Decision: 1